


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Scott's Jewelry & Pawn, Inc.
873 1st Street North
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)


20120307000080880 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
03/07/2012 02:14:35 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Twenty-Five Thousand and No/100 Dollars (\$225,000.00) and other good and valuable consideration, to the undersigned Angella K. Strickland, an unmarried woman (herein referred to as “Grantor”), in hand paid by Scott’s Jewelry & Pawn, Inc. (herein referred to as “Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1:
From the Southeast corner of the NE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West, run westerly along the South line of said 1/4-1/4 section 217.10 feet, more or less, to the right of way of U.S. Highway No. 31, this being the point of beginning of property herein described; thence continue westerly on same course 82.88 feet to the east right of way of the L & N Railroad; thence turn right an angle of 96 degrees 34 minutes and run northeasterly along said right of way 164.70 feet; thence turn right an angle of 90 degrees 00 minutes and run easterly 88.65 feet, more or less, to the West right of way of U.S. Highway No. 31; thence run southwesterly along said right of way 153.0 feet, more or less, to the point of beginning. This being a part of the NE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West.

There is reserved in favor of John A. Hines, Jr., his lessees, heirs and assigns forever, an easement for the location and maintenance of the existing septic reservoir located on said property and an easement and right of way for pipelines and transmission devises running thereto at the location upon which the same are now located, together with the right of access to said easements for the purpose of maintenance thereof.

PARCEL 2:
Commence at a point 32 feet northeastwardly from and at right angles to the center line of the North bound main track (most easterly track) of the Birmingham Division, formerly the South and North Alabama Division of the Louisville and Nashville Railroad at Valuation state 21818+63, which is three hundred and twenty-seven (327) feet southwardly measured along said center line of North bound track from mile-post 413 from Louisville, Ky.; thence run southwardly, running parallel to and 32.00 feet East of the center line of said track for 216.97 feet to a point on the South right of way line of a Shelby County Road (Project C.P.3-134), said point being the point of beginning of the parcel herein described; thence continue southwardly along the last stated course, running parallel to and 32.00 feet East of the center line of said track for 183.03 feet; thence 90 degrees 00 minutes left and run Eastwardly for 68.00 feet to the Southwest corner of Robert E. Green lot; thence 90 degrees 00 minutes left and run northwardly along West line of Green lot and First National Bank of Columbiana lot for 174.66 feet to another point on the South right of way line of said Shelby County Road; thence 82 degrees 59 minutes left and run westwardly along said county road right of way for 68.51 feet to the point of beginning; being situated in Shelby County, Alabama.

Located in the NE 1/4 of the NE 1/4 of Section 35, Township 20, Range 3 West, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and Mining rights not owned by Grantor; (3) Reservation as recorded in Inst. No. 1996-38106; (4) Right of way to Shelby County as recorded in Inst. No. 1996-39162; (5) Rights acquired by Shelby County for road purposes over property described in condemnation lis pendens recorded in Lis Pendens Vol 4, Page 462; (6) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 54; Deed Book 138, Page 434; Deed Book 134, Page 25; Deed Book 160, Page 64; Deed Book 176, Page 377; Deed Book 170, Page 252 and Deed Book 160, Page 66 in Probate Office of Shelby County, Alabama; (7) Easements or rights of way to Shelby County recorded in Deed Book 167, Page 236 and Deed Book 167, Page 242; Deed Book 102, Page 446; Deed Book 167, Page 380; Deed Book 167, Page 234; (8) Permit to American Telephone & Telegraph Co recorded in Deed Book 168, Page 472; (9) Easement to Postal Telegraph & Cable Co. recorded in Deed Book 80, Page 44; (10) Permit to Southern Bell Telephone & Telegraph Co. recorded in Deed Book 175, Page 409; (11) Reservation in favor of John A. Hines, Jr. of an easement for location and maintenance of reservoir and related rights shown in deed to Billy G. Strickland recorded in Deed Book 303, Page 729; (12) Easement deed by Court Order in favor of Sprint Communications Company, L.P., et al, as recorded in Instrument #20120217000059230, in Probate Office.

\$200,000.00 of the Purchase Price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantor does for herself, her heirs and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 6th day of March, 2012.

WITNESS:



STATE OF ALABAMA)
COUNTY OF SHELBY)


Angella K. Strickland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angella K. Strickland, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same on the day the same bears date.

Given under my hand and seal this 6th day of March, 2012.

My Commission Expires: 07/14/2015


Notary Public